



Otay Ranch

Preserve Owner/Manager (POM)
Preserve Management Team Meeting
May 28, 2008

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Agenda

- I. Call To Order
- II. Approval of Meeting Minutes
- III. Public Comment on items not related to Agenda
- IV. Status Reports
- V. Policy Decision Issues
- VI. Long-Term Implementation Program
- VII. Finance
- VIII. Proposed Policy Committee Agenda for July 17, 2008
- IX. Next PMT Meeting
- X. Adjournment

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IV.A. Status of Otay Ranch Projects

County of San Diego

- Adoption of Phase 2 RMP and Preserve Boundary Modifications
(Board Policy I-109 Otay Ranch document amendment initiated by County)
 - Anticipated to be presented to the Planning Commission and Board of Supervisors for their consideration this Fall
- Village 13 (initiated by Otay Ranch Company)
 - Extension of time granted by DPLU for next submittal to end of September
 - Time extension would extend project into 2009
- Wolf Canyon IOD Vacation/Replacement (initiated by Otay Project L.P.)
 - County staff has requested final revisions be made to documents
 - Future infrastructure provision to be considered today
 - Hearing dates to be coordinated between jurisdictions, anticipated Board of Supervisors hearings this Fall

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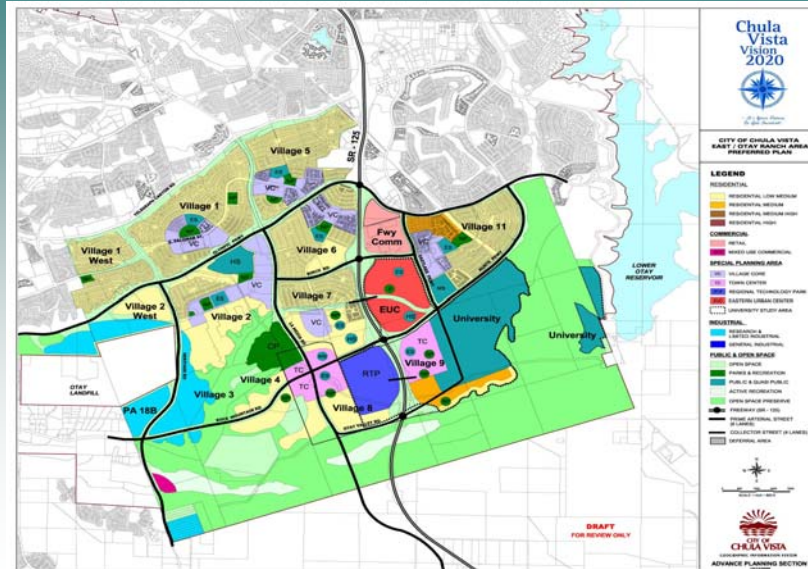
IV.A. Status of Otay Ranch Projects (cont'd)

City of Chula Vista

- Championship Off-Road Racing (CORR) (initiated by XR Promotions)
- Wolf Canyon IOD Vacation/Replacement (initiated by Otay Project L.P.)
- University Agreements
 - Otay Land Company Agreement adopted 4/15/08
 - JPG Agreement adopted 5/20/08

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University Land Agreements



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IV.A. Status of Otay Ranch Projects (cont'd)

County & City of Chula Vista

- Eastern OVRP Trails Coordination

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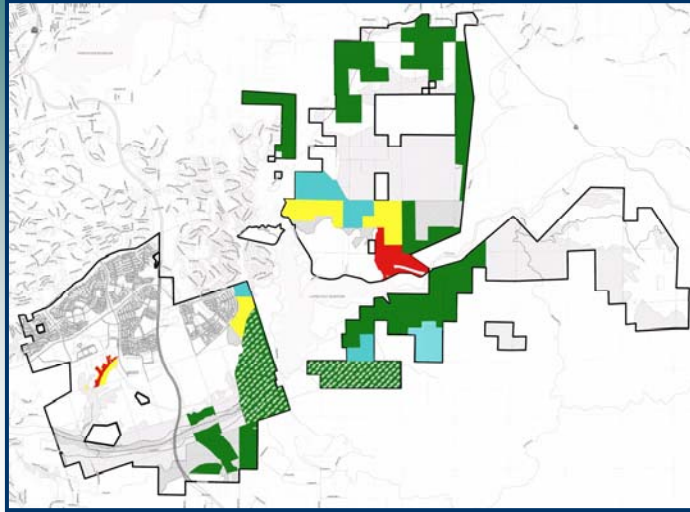
IV.B. Preserve Status

Conveyed,
Acquired,
SR125
mitigation

Ready for Fee
Title
Transfer/IOD
Acceptance

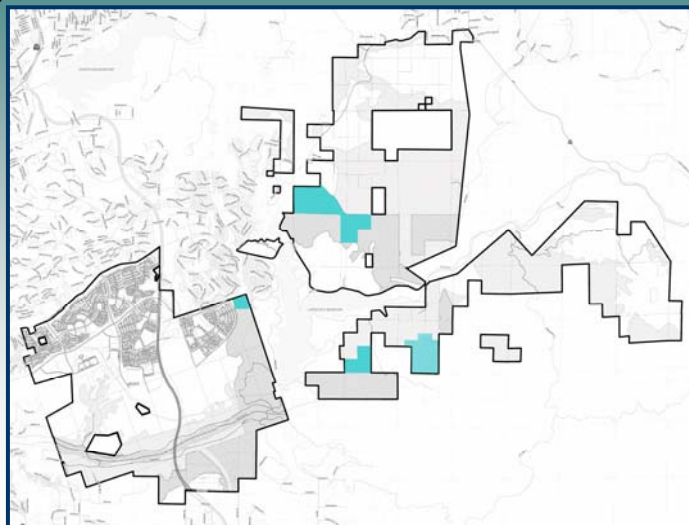
Pending
Conveyances
w/ outstanding
issues

Acknowledged
IODs proposed
for Vacation/
Replacement



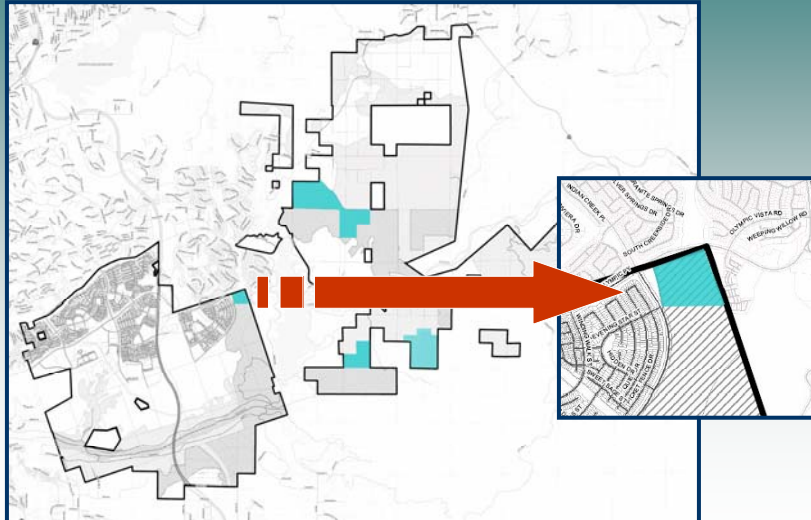
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Pending Fee Title Transfers/IOD Acceptance ~ 796 ac



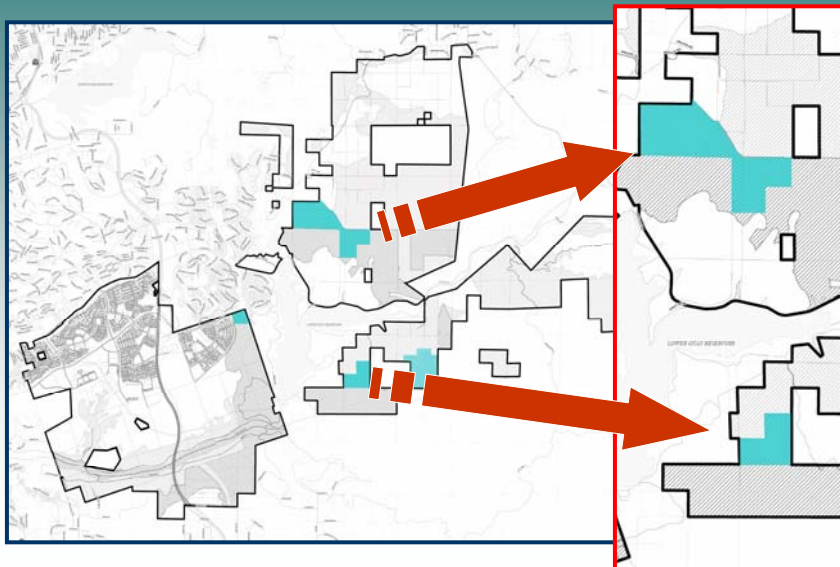
8

Brookfield Shea ~ 41 ac



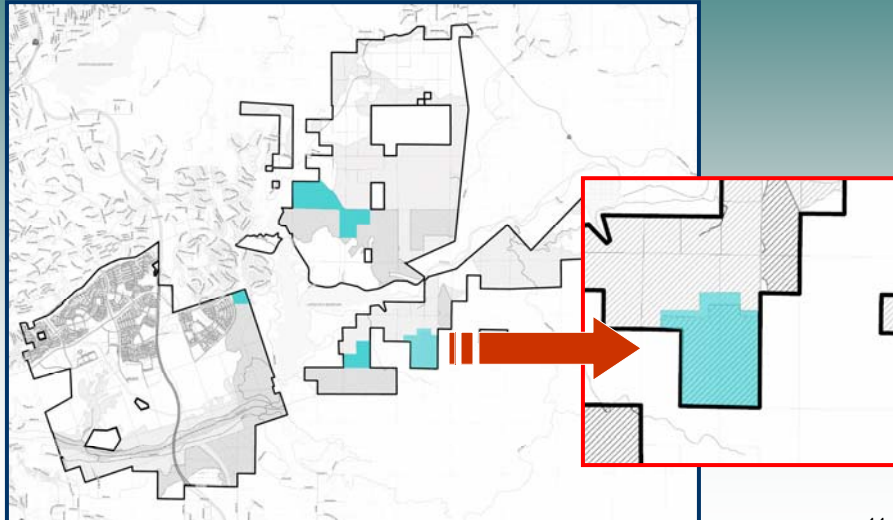
9

Otay Ranch Company ~ 525 ac



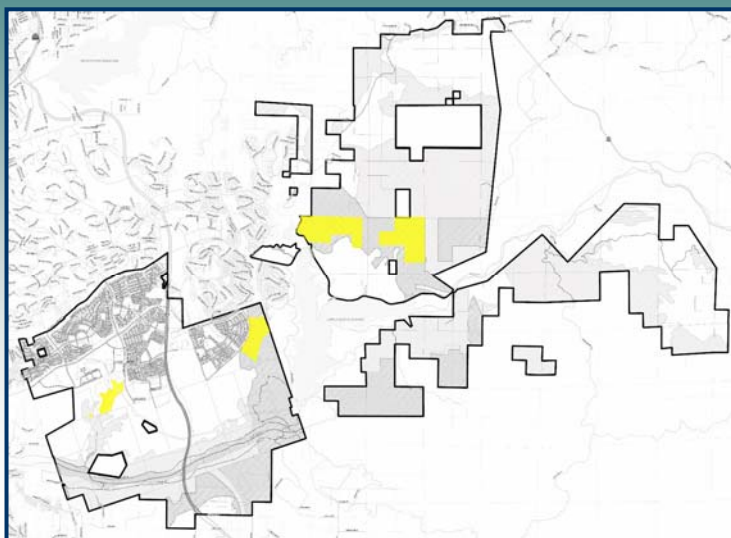
10

McMillin ~ 230 ac



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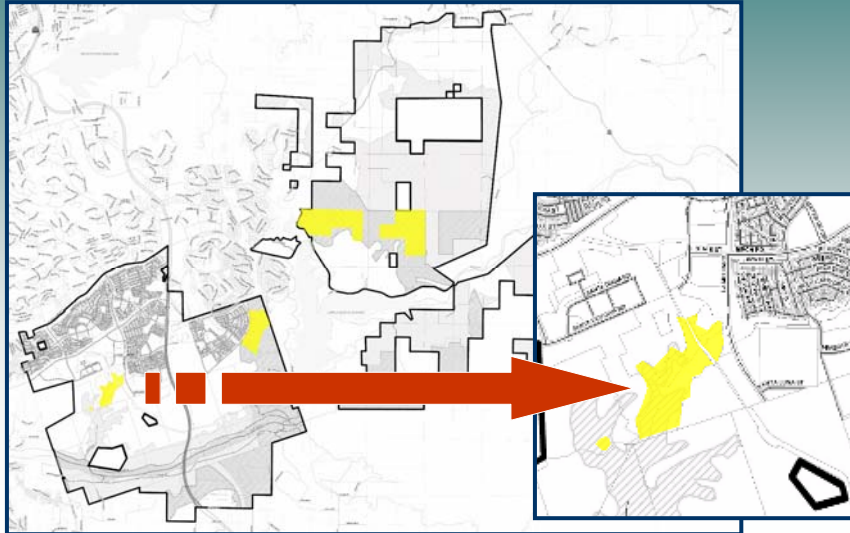
Pending Conveyances with outstanding issues ~ 740 ac



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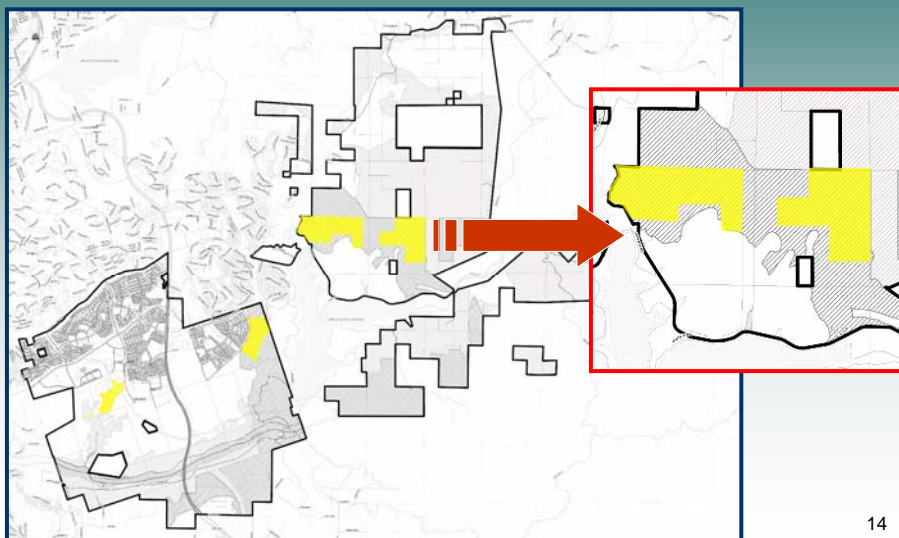
Otay Ranch Company ~ 73 ac

- Wildlife Agencies' MSS Restoration Requirement (por)
- Processing of the IOD Vacation/Replacement application
- Future Infrastructure



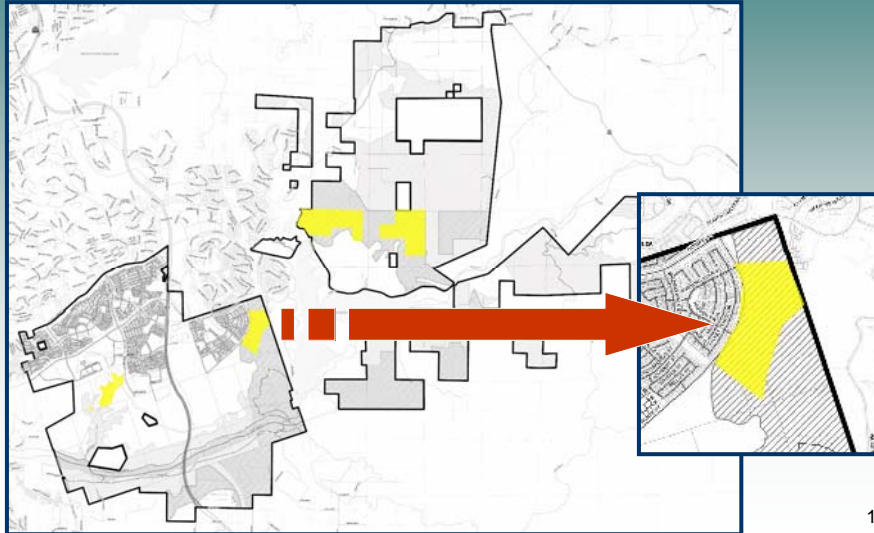
Otay Ranch Company ~ 559 ac

- Approved development/Preserve footprint for Village 13



Brookfield Shea ~ 109 ac

- Wildlife Agencies' Restoration Requirement
- Future Infrastructure



V.A. Future Infrastructure

Background:

- Infrastructure can be found to be a compatible use within the Preserve per Policy 6.6 of Phase I RMP and Section 6 of the City's MSCP Subarea Plan
- Per Phase 1 RMP, Infrastructure facility = A road, sewage, water, reclaimed water, or urban runoff facility
- On 02/12/07 Policy Committee approved IOD/Fee Title language regarding:
 - Existing Infrastructure
 - Planned Infrastructure
 - Substitution of conveyance land

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V.A. Future Infrastructure *(cont'd)*

County Staff Recommendation:

- Staff recommends that siting of future infrastructure, i.e. not existing or described, as a “Planned Facility” in the Chula Vista MSCP should be processed on a case-by-case basis.
- Conveyance documents (title deed or IOD) shall not reference the siting of future infrastructure.
- If there is a proposal to site infrastructure within Preserve areas, the person/entity seeking such approval shall request it from the POM, who is granted the authority to allow such siting when deemed appropriate.

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V.A. Future Infrastructure *(cont'd)*

City Staff Recommendation:

- Conveyance documents should recognize Future Facilities shall be sited pursuant to City’s MSCP Siting Criteria
- Construction activities associated with future infrastructure is subject to the approval by the appropriate jurisdiction and review by the POM pursuant to Policy 6.6 of RMP Phase I
- Establish procedure that allows POM to review and comment on the siting of future infrastructure in the Preserve

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V.B. Non-Otay Ranch Project Mitigation Land Program

Summary of comments:

- Comments were heard at the last PMT (01/09) and Policy Committee (01/23) meetings
- Public review ended 04/21
- Written comments received from:
 - The Wildlife Agencies on 02/29
 - McMillin Companies on 03/06
 - City of Chula Vista on 03/26
 - South Bay Expressway on 04/21
 - Otay Land Company on 04/23

PMT Directed POM Staff to:

Receive written comments until April 21st, post received comments from the public comment period, & review and analyze comments & bring forward a recommendation to the 05/28 PMT meeting.

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V.B. Non-Otay Ranch Project Mitigation Land Program *(cont'd)*

Eligibility Criteria

- Located within the Otay Ranch Preserve boundary
- Must be associated with a project within the City or the County's jurisdiction
- Cost Analysis
- Funding must be in the form of a CFD
- Land Management Standards
- Land is free of environmental contamination liabilities
- Legal and physical access
- Site is free of encumbrances

Review Criteria

Adjacency to land currently being managed by the POM

Title

Land would be accepted in fee title in accordance with the requirements of this Program

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V.B. Non-Otay Ranch Project Mitigation Land Program *(cont'd)*

POM Staff Recommendation:

Approve Eligibility and Review Criteria for the Non-Otay Ranch Project Mitigation Lands Program and direct POM Staff to bring forward to the POM Policy Committee for their consideration.

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VI. Long-Term Implementation Program

- Program revised based on comments received

- Working Group

Meeting Dates:

- 04/18/08
- 05/13/08
- 05/23/08 (fieldtrip)
- 05/30/08

Discussions included:

- POM Responsibilities
- Allowed uses of CFD 97-2 funds
- FY08-09 Budget
- Prioritization of tasks

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VII. Finance

- **Update on FY07-08 Budget**
- **Estimated FY08-09 Budget**
- **Working Group Discussion**

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VII. Finance *(cont'd)*

Resolution # 19110 states:

"The monitoring, maintenance, operation and management of public property in which the City has a property interest and which conforms to the requirements of the Ordinance or private property within the Otay Ranch Preserve which is required by the POM to be maintained as open space or for habitat maintenance or both....Such services shall not include the maintenance, operation and/or management of any property owned, maintained, operated and/or managed by the federal and/or state government as open space and/or for habitat maintenance."

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VII. Finance *(cont'd)*

Special Tax Report for CFD 97-2:

"The proposed services include all direct, administrative, and incidental annual costs and expenses related to the maintenance, operation and management of public or private property required by the POM to be maintained within the Otay Ranch Preserve as open space or habitat preservation or both."

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IX. Next PMT Meeting

Friday, September 12th

2:00 – 4:00 pm

County Administration Center, Tower 7

1600 Pacific Highway

San Diego, CA 92101

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